

ZONING AND BUILDING AGENDA

JUNE 17, 2008

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

289040 DOCKET #8308 – J. PETITO, Owner, Application (No. V-07-78): Variation to reduce north side yard setback from 10 feet to 2 feet 6 inches for a one story attached garage addition in the R-5 Single Family Residence District. At the present time the applicant is storing a bobcat, which he is renting out for commercial uses. This is not an allowable use in a residential zone. The Zoning Board of Appeals felt that the applicant did not prove a hardship to build an additional garage of approximately 550 square feet in addition to his approximate 240 square foot garage. The subject property consists of approximately 0.21 of an acre, located on the west side of Linden Avenue, approximately 54 feet south of Gregory Street in Norwood Park Township, County Board District #9. **Recommendation: To remand the application to the Zoning Board of Appeals to consider amendments to the plan.**

Conditions: None

Objectors: Two (2) neighbors spoke against allowing a 2 feet 6 inches side yard setback stating that this was not the trend of development in this neighborhood, although there are two-car garages, but none of them come within 2 feet 6 inches of the lot line.

***Deferred at the Board meeting of September 6, 2007.**

291776 DOCKET #8379 – E. & G. CHENSOFF, Owners, Application (V-08-02): Variation to increase height of fence in front and corner yards from 3 feet to 8 feet for a new fence in the R-3 Single Family Residence District. The subject property consists of approximately 0.61 of an acre, located immediately west of Ridge Road, where it intersects Indian Hill Road (private road) in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

***Deferred at the Board meeting of February 6, 2007.**

294583 DOCKET #8430 – S. & J. DILLANE, Owners, Application (No. V-08-50): Variation to reduce lot area from 20,000 square feet to 16,285 square feet (existing); reduce right side yard setback from 15 feet to 10 feet (existing); and reduce front yard setback from 40 feet to 23 feet for a proposed garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the north side of 54th Street, approximately 125 feet east of Howard Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

294584 DOCKET #8434 – P. WIATR, Owner, Application (No. V-08-52): Variation to reduce both side yard setbacks from 10 feet to 2.6 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Linder Avenue, approximately 172 feet north of 51st Street in Stickney Township, County Board District #11.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

294585 DOCKET #8435 – DR. SULEIMAN, Owner, Application (No. V-08-53): Variation to reduce front yard setback from 30 feet to 27 feet for a proposed doctor's office in the C-1 Restricted Business District. The subject property consists of approximately 0.42 of an acre, located on the west side of Greenwood Avenue, approximately 137 feet south of Davis Street in Maine Township, County Board District #9.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

294586 DOCKET #8436 – K. DE MAY, Owner, Application (No. V-08-54): Variation to reduce right interior side yard setback from 15 feet to 7.5 feet (existing); and reduce left interior side yard setback from 15 feet to 7.6 feet (existing) for an existing single family residence and existing accessory buildings in the R-4 Single Family Residence District. The subject property consists of approximately 1.69 acres, located on the north side of Chicago Avenue, approximately 100 feet northeast of King Arthur Court in Hanover Township, County Board District #15.
Recommendation: That the application be denied.

Conditions: None

Objectors: Two neighbors appeared and objected.

294587 DOCKET #8437 – A. & E. INGRAO, Owners, Application (No. V-08-37): Variation to reduce rear yard setback from 50 feet to 41 feet (existing) for a deck in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Marion Street, approximately 196 feet south of Pratt Boulevard in Schaumburg Township, County Board District #15.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, July 1, 2008.

